

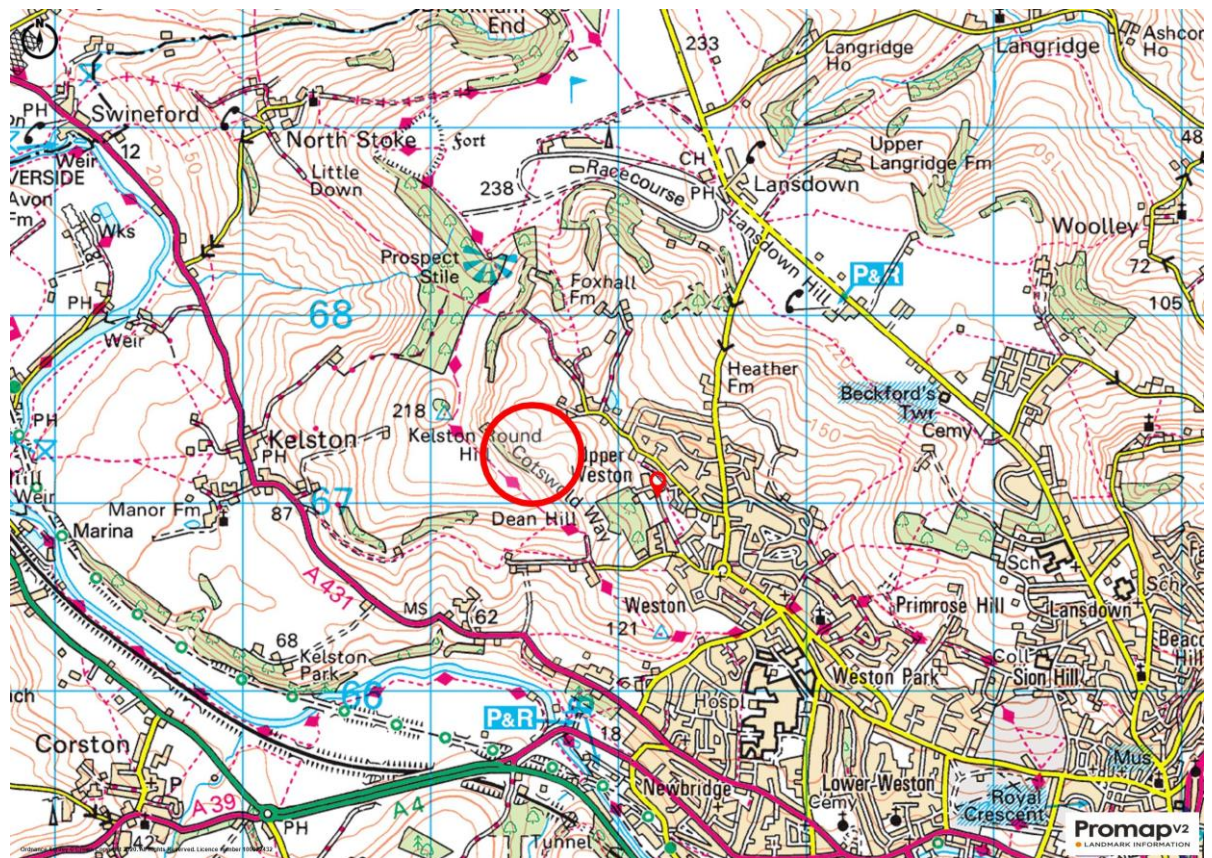


 97.82 acres

To be offered for sale  
as a whole or in three lots

Land at Lansdown Grange Farm  
Weston, Bath  
BA1 4DS

**COOPER  
AND  
TANNER**



# Land at Lansdown Grange Farm

## Weston, Bath

### BA1 4DS

#### 97.82 acres as a whole

An incredible block of land set on the north-western edge of Bath. The land totals just under 98 acres and is offered for sale as a whole or in three lots. This land currently forms part of Lansdown Grange Farm, as it has done for many years, and this sale is a wonderful opportunity to buy a diverse and beautiful swathe of traditional English farmland lying on the edge of the city of Bath.

#### **Lot 1 - 82.43 acres (33.359 hectares) as edged red on the sale plan. Guide Price £700,000**

The land is predominantly pasture, some being arable capable, together with a small area of woodland. A significant area is steeply sloping, unimproved grassland, although around 50 acres is improved grassland and regularly mown for silage. The land has been relatively extensively farmed and used, primarily in recent years, for grazing of a beef suckler herd. Natural England have identified some of the grassland and the woodland as being Priority Habitats. None of the land is included in any agri-environment schemes such as Countryside Stewardship or Higher-Level Stewardship nor has the land been converted to organic status.

The land forms part of a beautiful valley at the south-western edge of the Cotswolds. The Cotswold Way, which starts in Bath, runs along the southern and western boundaries. The land borders Kelston Round Hill and part is known as Dean Hill.

The land offers incredible views down the valley to Bath and across to Lansdown and Bath Racecourse. At its peak it is 195 metres (640 feet) above sea level, making many of Bath's landmarks visible, including the Bath Abbey and

Beckford's Tower to name two. There are also fine views to the south and views towards the Mendip Hills.

The land lies within The Cotswolds Area of Outstanding Natural Beauty (AONB) but outside the UNESCO World Heritage Site that is the City of Bath.

#### **Lot 2 - 7.74 acres (3.132 hectares) as edged blue on the plan. Guide Price £100,000**

7.74 acres of pasture land comprising half of two larger fields adjoining Broadmoor Lane. The land is both level and sloping or gently undulating. Access is by right of way from Broadmoor Lane to the south but there is also a significant frontage onto Broadmoor Lane on the northern boundary. Lot 3 adjoins, being the other half of the two fields is also available.

#### **Lot 3 - 7.65 acres (3.097 hectares) as edged green on the plan. Guide Price £100,000**

7.65 acres of pasture land comprising half of two larger fields adjoining Broadmoor Lane. The land is both level and sloping or gently undulating. Access is by right of way from Broadmoor Lane to the south but also has a significant frontage onto Broadmoor Lane on the northern boundary. Lot 2 adjoins, being the other half of the two fields is also available

#### **BPS.**

The owner claims under the current Basic Payment Scheme (BPS) and the Entitlements are to be bought by the buyer at the market rate on exchange of contracts. The 2020 scheme year payments will be retained by the seller.

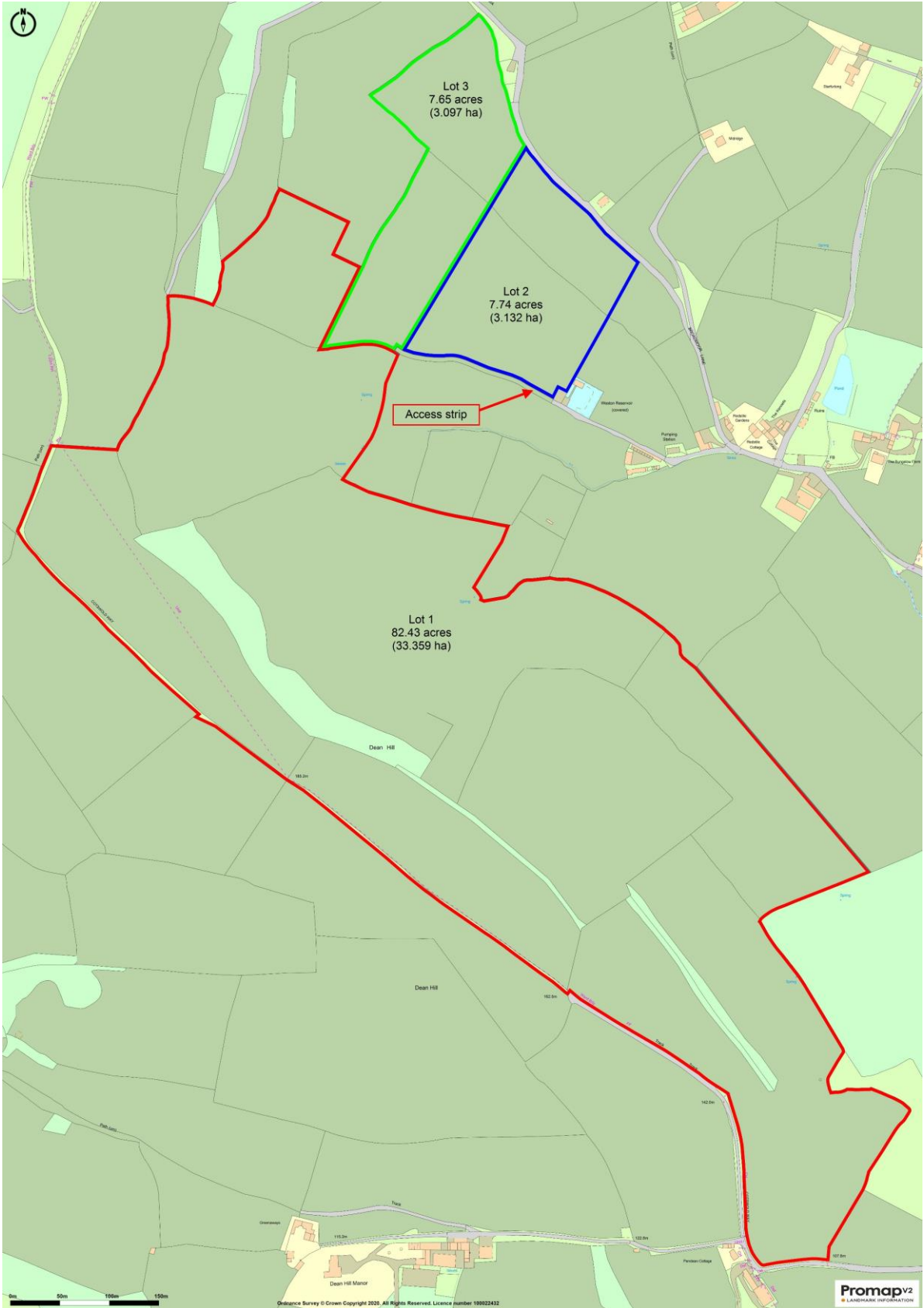
**Local Council:** Bath and North East Somerset

**Services:** There are several troughs on the land which are spring fed, some are maintained by Wessex Water as part of a wider water catchment process for the Weston Reservoir which adjoins lot two. There are two spring supplies which will be reserved by the seller; one for the retained farmstead and another for a property owned by a third party. A water supply will be provided to each lot if each lot is sold to different parties.

**Boundaries:** The boundary between Lots 2 and 3 is unfenced. Therefore, a fence will need to be erected.

**Viewing:** The land can be viewed at any reasonable time on foot with a set of the sale details. There may be livestock in the field and be aware that any electric fencing may be on. No dogs are to be taken on the land.

**Access.** Access to the land is either from Dean Hill Lane to the south or from Broadmoor Lane and over an access strip adjoining lot two (see the sale plan). Both lots 2 and 3 will be granted access over the access strip but these lots also have frontage on to Broadmoor Lane the northern boundary although there are no existing gateways. A fence will need to be erected to create the access strip.



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